

From: Pete Webb
To: Bishop, David
Date: 05/08/08 07:37:32
Subject: Re: Chocolate factory

David,

I had a meeting with the director of Square Peg Steve Storey last week on site to find out exactly how much of the Council's land they wish to acquire and for what purpose.

Steve confirmed that the land highlighted Blue on the attached plan will be used for cycle houses, access way and part of a cafe and terrace. I understand in principle CLS are willing to dispose of the site subject to several conditions on the underpinning, ecology and planning being granted I currently put the value of this site in the region of [REDACTED]

With regard to the land highlighted green they want to clear the majority of the vegetation and replace it with grass, they would then require a right of access reserved over this grass to the cycle houses and the central steps which will lead into the square. They have advised that this area would still remain available for use by the general public. At present the area provides a grass verge adjacent to the cycle path about 2m wide and the remainder is a mix of bushes and small trees, the attached photo is taken with the land in question on the left of the cycle path.

The use of the this green land is key to Squarepeg's proposed development of the site as a cycle centre, if CLS does not grant them access rights over this land they will not be able to gain access directly from their site onto the cycle path.

Please can you confirm what the council's stance is on this latest approach from Square peg.

regards

Peter

Peter Webb
Portfolio Management Officer
Valuation Practice
Floor 6, B Bond
Smeaton Road
Bristol
BS1 6EE
Tel: 0117 922 4028
Fax: 0117 922 4676

>>> David Bishop 03/07/08 11:59 >>>
Pete

I need to see precisely how this proposal interfaces with the Council's bike path land. Can you come and see me with all the plans?

Thanks.

David

>>> Pete Webb 26/06/08 11:21 >>>
David,

I'm dealing with the possible disposal of land along the Bath to Bristol Cycle Path to Squarepeg. I'm aware that you wanted to go over the proposals that Squarepeg had for the strip of BCC land within

their developments prior to making any final decision on the disposal.

The attached plans show their proposals both with and without BCC land, you'll see that without the land they will lose 25 parking spaces, part of the block of flats marked B, and a large access directly onto the cycle path. They would also have to acquire an easement to access the cycle path across BCC land.

On considering these plans, please can you let know if you still want us to proceed with the disposal of this land subject to the conditions set out in your previous e-mail.

Happy to discuss.

regards

Peter

Peter Webb
Portfolio Management Officer
Valuation Practice
Floor 6, B Bond
Smeaton Road
Bristol
BS1 6EE
Tel: 0117 922 4028
Fax: 0117 922 4676

From: David Bishop
To: Webb, Pete
Date: 15/08/08 09:19:44
Subject: Fwd: Re: Chocolate factory

Peter

The original proposition from them purely related to the blue land, and is fine. I have reservations however, about their proposition for the green area which I need to talk to you about. Please can you describe precisely what terms we are suggesting in the deal relating to the green land, and talk to me when I am back after the Bank Holiday.

Thanks.

David

>>> Pete Webb 13/08/08 12:01 >>>
David,

I was wondering if you'd had an opportunity to consider my e-mail of 5th August, I've being chased by square peg on whether we can firstly proceed with negotiations on the disposal of the land highlighted Blue subject to the underpinning, ecology and planning. And secondly we will consider a right of access over the green land as described in my previous e-mail.

regards

Peter

Peter Webb
Portfolio Management Officer
Valuation Practice
Floor 6, B Bond
Smeaton Road
Bristol
BS1 6EE
Tel: 0117 922 4028
Fax: 0117 922 4676

From: Pete Webb
To: Kilgour, Ewan
Date: 20/08/08 17:35:33
Subject: Chocolate Factory (Subject to contract)

Dear Ewan,

I've heard back from David Bishop and he has agreed in principle to the sale of the original piece of land as expected. Please advise your client that if they wish to proceed with the purchase it will be at a price of [REDACTED] exclusive of costs.

With regard to the strip of land which runs between the length of your clients site and the cycle track. Please can you provide the terms under which your client proposes to lease land from the council. They will need to provide an option for the council to bring the agreement to an end with 6 months notice as the council does not want to tie up this land indefinitely.

I'm holding further discussions with David Bishop in relation to this site on Wednesday 20th August, if you can provide proposed terms before then it would be useful.

regards

Peter

Peter Webb
Portfolio Management Officer
Valuation Practice
Floor 6, B Bond
Smeaton Road
Bristol
BS1 6EE
Tel: 0117 922 4028
Fax: 0117 922 4676